



Onondaga County Planning Board

February 27, 2023

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY
CONFERENCE ROOM, 1100 CIVIC CENTER
421 MONTGOMERY STREET
SYRACUSE, NEW YORK

J.Ryan McMahon, II
County Executive

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
David Skeval
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Rachel Woods
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 27, 2023.

III. MINUTES & OTHER BUSINESS

Minutes from February 1, 2023 were submitted for aproval. Marty Masterpole made a motion to accept the mintues. Jim Stelter seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

Z-23-29	TLafPB	<i>Modification</i>	Z-23-30	TLafZBA	<i>Modification</i>
Z-23-31	CSyrPB	<i>No Position With Comment</i>	Z-23-32	CSyrZBA	<i>No Position With Comment</i>
Z-23-33	TClaPB	<i>Modification</i>	Z-23-34	TClaPB	<i>Informal Review</i>
Z-23-35	TClaPB	<i>Informal Review</i>	Z-23-36	TDewTB	<i>No Position</i>
Z-23-39	TCicTB	<i>Modification</i>	Z-23-40	TCicTB	<i>No Position</i>
Z-23-41	TClaZBA	<i>No Position With Comment</i>	Z-23-42	TGedPB	<i>No Position</i>
Z-23-43	TTuITB	<i>No Position</i>	Z-23-52	VNsyPB	<i>No Position With Comment</i>

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023
OCPB Case # Z-23-29

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of LaFayette Planning Board at the request of B&C Storage for the property located at Route 11; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of US Route 11 and Interstate 81, both state highways; and
- WHEREAS, the applicant is proposing construction of a self-storage facility on a 7.33-acre parcel in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-23-30) as part of the proposed project; and
- WHEREAS, the Board has previously reviewed several proposed projects for the subject parcel, including manufacturing (Z-21-315 and 316), an equipment rental business (Z-20-266), a dental office (Z-20-30), and a self-storage facility (Z-08-156); it appears that none of the proposed projects were ultimately constructed; and
- WHEREAS, the site is a vacant parcel, bordered on the west by Interstate 81 and the east by US Route 11, to the south are Schuylkill Haven Casket and the LaFayette Optimist Community Fields, with the Willow Wood Apartment Homes development across Route 11, the rest of the area is characterized by large vacant or wooded lots mixed with residential areas; and
- WHEREAS, the Layout & ESC Plan dated 1/20/3023 shows a proposed self-storage facility consisting of six buildings ranging in size from 4,500 to 9,750 square feet each, surrounded by paved area, to be located along the northern parcel boundary; and
- WHEREAS, a single driveway onto Route 11 is shown, generally aligned with the apartment complex driveway across the road; fencing and a gated access point is shown near the proposed buildings; a concrete washout area is shown within the front yard setback;
ADVISORY NOTE: The proposed driveway onto Route 11 requires highway access and work permits from the NYS Department of Transportation; and
- WHEREAS, a NYS Department of Transportation easement measuring 24'x40' is shown at the front of the parcel along Route 11 to remain, containing culvert infrastructure related to I-81; and
- WHEREAS, per the referral, there is no public drinking water or sewers servicing the site; the referral form notes a well and septic system are proposed but details are not depicted in the plans; the EAF notes "None needed" regarding drinking water or wastewater provisions; and
- WHEREAS, the Layout Plan notes that 6.5 acres are to be disturbed, and the EAF notes

4.2 acres to be disturbed; the applicant submitted a Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan with their application; the site appears to drain toward the rear of the property toward Interstate 81 lands; a stormwater management area is shown near the center of the development area; and

WHEREAS, the submitted Layout Plan shows an existing swale, and an area marked as “wetland delineation” boundary on the parcel, primarily to the south portion of the site; SOCPA’s GIS confirms an area of federal mapped wetlands follows the swale location; it is unclear whether delineated wetlands are federal or state, and whether they have been confirmed; the proposed driveway appears to encroach within the swale and federal wetland area;

ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, a submitted Sketch Plan (11/6/2022), Layout Plan and other detail plans all show the land to be subdivided into two lots, with landlocked acres totaling 1.25 acres shown as Lot 2A at the rear of the parcel; no proposed access is shown to the potential new lot; the Board did not receive a referral for a proposed subdivision of lands; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must submit copies of the SWPPP and/or any drainage reports or studies along with the lighting plan to the New York State Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

The Board was not referred a subdivision action and thus has not reviewed the subdivision action as shown on the project plans. If a subdivision is to be proposed, the Board notes:

- The Board does not generally endorse the creation of landlocked parcels;
- The Onondaga County Health Department requires the applicant to contact the Department regarding provisions for drinking water and wastewater disposal for any proposed lots to be less than five acres;
- The subdivision plan and site plan for the proposed storage facility should reflect formal legal access to Route 11 from both proposed lots; and
- The submitted Subdivision Plan should include applicable information to verify the viability of any parcels less than five acres as buildable lots, including building setbacks, driveway access, wells and septic systems

including required separation thereof, as well as any waterbodies, delineated wetlands/buffers or other natural features of significance on the site.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023

OCPB Case # Z-23-30

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of LaFayette Zoning Board of Appeals at the request of B&C Storage for the property located at Route 11; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of US Route 11 and Interstate 81, both state highways; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a self storage facility on a 7.33-acre parcel in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-23-29) as part of the proposed project; and
- WHEREAS, the Board has previously reviewed several proposed projects for the subject parcel, including manufacturing (Z-21-315 and 316), an equipment rental business (Z-20-266), a dental office (Z-20-30), and a self-storage facility (Z-08-156); it appears that none of the proposed projects were ultimately constructed; and
- WHEREAS, the site is a vacant parcel, bordered on the west by Interstate 81 and the east by US Route 11, to the south are Schuylkill Haven Casket and the LaFayette Optimist Community Fields, with the Willow Wood Apartment Homes development across Route 11, the rest of the area is characterized by large vacant or wooded lots mixed with residential areas; and
- WHEREAS, the Layout & ESC Plan dated 1/20/3023 shows a proposed self-storage facility consisting of six buildings ranging in size from 4,500 to 9,750 square feet each, surrounded by paved area, to be located along the northern parcel boundary; and
- WHEREAS, a single driveway onto Route 11 is shown, generally aligned with the apartment complex driveway across the road; fencing and a gated access point is shown near the proposed buildings; a concrete washout area is shown within the front yard setback;
ADVISORY NOTE: The proposed driveway onto Route 11 requires highway access and work permits from the NYS Department of Transportation; and
- WHEREAS, a NYS Department of Transportation easement measuring 24'x40' is shown at the front of the parcel along Route 11 to remain, containing culvert infrastructure related to I-81; and
- WHEREAS, per the referral, there is no public drinking water or sewers servicing the site; the referral form notes a well and septic system are proposed but details are not depicted in the plans; the EAF notes "None needed" regarding drinking water or wastewater provisions; and
- WHEREAS, the Layout Plan notes that 6.5 acres are to be disturbed, and the EAF notes

4.2 acres to be disturbed; the applicant submitted a Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan with their application; the site appears to drain toward the rear of the property toward Interstate 81 lands; a stormwater management area is shown on a portion of the parcel; and

WHEREAS, the submitted Layout Plan shows an existing swale, and an area marked as “wetland delineation” boundary on the parcel, primarily to the south portion of the site; SOCPA’s GIS confirms an area of federal mapped wetlands follows the swale location; it is unclear whether delineated wetlands are federal or state, and whether they have been confirmed; the proposed driveway appears to encroach within the swale and federal wetland area;
ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, a submitted Sketch Plan (11/6/2022), Layout Plan and other detail plans all show the land to be subdivided into two lots, with landlocked acres totaling 1.25 acres shown as Lot 2A at the rear of the parcel; no proposed access is shown to the potential new lot; the Board did not receive a referral for a proposed subdivision of lands; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must submit copies of the SWPPP and/or any drainage reports or studies along with the lighting plan to the New York State Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

The Board was not referred a subdivision action and thus has not reviewed the subdivision action as shown on the project plans. If a subdivision is to be proposed, the Board notes:

- The Board does not generally endorse the creation of landlocked parcels;
- The Onondaga County Health Department requires the applicant to contact the Department regarding provisions for drinking water and wastewater disposal for any proposed lots to be less than five acres;
- The subdivision plan and site plan for the proposed storage facility should reflect formal legal access to Route 11 from both proposed lots; and
- The submitted Subdivision Plan should include applicable information to verify the viability of any parcels less than five acres as buildable lots, including building setbacks, driveway access, wells and septic systems including required separation thereof, as well as any waterbodies, delineated

wetlands/buffers or other natural features of significance on the site.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023

OCPB Case # Z-23-31

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Domingo Ronaldo / Victoria Restaurant for the property located at 320 Lombard Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Erie Boulevard (Route 5), a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a restaurant in a vacant commercial space in an existing building located on a 0.89-acre parcel in Commercial, Class A (CA) and Residential (RA-1) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Zoning Board of Appeals Exception Case (Z-23-32) to place parking within the RA-1 zoned portion of the parcel, as part of the restaurant project; and
- WHEREAS, the site is located along Lombard Street, just south of its intersection with Erie Boulevard East in the City of Syracuse; the property is located near residential neighborhoods and the primarily commercial Erie Boulevard East; the rear of the parcel contains a sloping, wooded hillside; and
- WHEREAS, the site has previously been a church, a restaurant, and retail space, and the current proposal is for Victoria Restaurant to take over the western half of the building; the dining area plan shows seating for approximately 34 patrons; per google maps, the eastern portion of the building appears to be vacant; and
- WHEREAS, the Proposed Site Improvements Plan dated 1/31/2023 depicts the construction of a driveway on the west side of the lot, leading from Lombard Street to a 7-car parking lot and dumpster area at the rear of the building, with an additional 8 future spaces continuing along the rear of the building; new signage is proposed over the front entrance; and
- WHEREAS, the proposed new driveway and most of the parking area are to be located in the RA-1-zoned portion of the split-zoned property, necessitating an Exemption Review by the Zoning Board of Appeals; the proposed parking area is limited to a 50' deep "exception zone from CA/RA-1 boundary"; and
- WHEREAS, the road frontage is currently a mix of asphalt, grass, sidewalk and curbing in poor condition; the Site Improvements Plan shows entrances at the front and rear of the building, and new sidewalks in the front and rear of the proposed restaurant only, at the west, the front yard sidewalk diverts pedestrians into the road; it appears that vehicles have previously utilized a public right-of-way across Lombard Avenue for parking, replacing grass with stone dust and asphalt; and
- WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority

sidewalk zones where the installation of sidewalks would be most beneficial to the community; this site is located within a priority zone; and

WHEREAS, per the ReZone Syracuse Proposed Zoning Map draft dated February 2023, the proposed zoning for this entire lot is Multi-Family Residential, High-Density (R-5), which would act to “provide for medium to high-density residential development consisting of a mixture of single-, two-, and multi-family dwellings, live/work units, and other compatible land uses that are characterized by similarly high land use intensity”; it is unclear whether the subject project would comply with proposed zoning; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (WEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect or increase flow into the public sewer system. The Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>.; and

WHEREAS, at the rear of the parking area, a new water garden basin and swale are shown, to capture hillside stormwater runoff; the EAF notes that 0.25 acres are to be disturbed; and

WHEREAS, the site may contain Northern Long-eared Bat which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper);

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, per the EAF Mapper, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory;

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

Given the planning goals for the Erie Boulevard corridor, the Board encourages the City and applicant to work towards improvement of pedestrian infrastructure and aesthetics in the area, including installation of sidewalks along the entirety of the front yard, connection of new sidewalks to Erie Boulevard and potential pedestrian accommodations on Westcott Street. The City is further encouraged to restore the right of way curbing and planting island at the frontage of the site to a formal, grassed or landscaped, and curbed condition, or work with the New York State Department of Transportation to facilitate such work as appropriate.

The motion was made by Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023

OCPB Case # Z-23-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Board of Zoning Appeals at the request of Domingo Ronaldo / Victoria Restaurant for the property located at 320 Lombard Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Erie Boulevard (Route 5), a state highway; and
- WHEREAS, the applicant is seeking an Exemption Review from the City's Zoning Board of Appeals to add a parking lot on a split-zoned parcel with Residential Class A (RA-1) and Commercial, Class A (CA) zoning, as part of a project to establish a restaurant in a vacant commercial space in an existing building, on a 0.89-acre parcel; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-23-31) for the restaurant project; and
- WHEREAS, the site is located along Lombard Street, just south of its intersection with Erie Boulevard East in the City of Syracuse; the property is located near residential neighborhoods and the primarily commercial Erie Boulevard East; the rear of the parcel contains a sloping, wooded hillside; and
- WHEREAS, the site has previously been a church, a restaurant, and retail space, and the current proposal is for Victoria Restaurant to take over the western half of the building; the dining area plan shows seating for approximately 34 patrons; per google maps, the eastern portion of the building appears to be vacant; and
- WHEREAS, the Proposed Site Improvements Plan dated 1/31/2023 depicts the construction of a driveway on the west side of the lot, leading from Lombard Street to a 7-car parking lot and dumpster area at the rear of the building, with an additional 8 future spaces continuing along the rear of the building; new signage is proposed over the front entrance; and
- WHEREAS, the proposed new driveway and most of the parking area are to be located in the RA-1-zoned portion of the split-zoned property, necessitating an Exemption Review by the Zoning Board of Appeals; the proposed parking area is limited to a 50' deep "exception zone from CA/RA-1 boundary"; and
- WHEREAS, the road frontage is currently a mix of asphalt, grass, sidewalk and curbing in poor condition; the Site Improvements Plan shows entrances at the front and rear of the building, and new sidewalks in the front and rear of the proposed restaurant only, at the west, the front yard sidewalk diverts pedestrians into the road; it appears that the vehicles have previously utilized a public right-of-way across Lombard Avenue for parking, replacing grass with stone dust and asphalt; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial to its surrounding community; this site is located within a priority zone; and

WHEREAS, per the ReZone Syracuse Proposed Zoning Map draft dated February 2023, the proposed zoning for this entire lot is Multi-Family Residential, High-Density (R-5), which would act to “provide for medium to high-density residential development consisting of a mixture of single-, two-, and multi-family dwellings, live/work units, and other compatible land uses that are characterized by similarly high land use intensity”; it is unclear whether the subject project would comply with proposed zoning; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (WEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect or increase flow into the public sewer system. The Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, at the rear of the parking area, a new water garden basin and swale are shown, to capture hillside stormwater runoff; the EAF notes that 0.25 acres are to be disturbed; and

WHEREAS, the site may contain Northern Long-eared Bat which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper);

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, per the EAF Mapper, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory;

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

Given the planning goals for the Erie Boulevard corridor, the Board encourages the City and applicant to work towards improvement of pedestrian infrastructure and aesthetics in the area, including installation of sidewalks along the entirety of the front yard, connection of new sidewalks to Erie Boulevard and potential pedestrian accommodations on Westcott Street. The City is further encouraged to restore the right of way curbing and planting island at the frontage of the site to a formal, grassed or landscaped, and curbed condition, or work with the New York State Department of

Transportation to facilitate such work.

The motion was made by Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023

OCPB Case # Z-23-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of B&C Storage for the property located at 4600 Weller Canning Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is proposing construction of five new storage buildings at an existing self-storage facility on 5 acres in an Industrial 2 (I-2) zoning district; and
- WHEREAS, the Board recently offered No Position on an Area Variance referral (Z-22-149) that would bring the existing self-storage facility into compliance with current zoning; and
- WHEREAS, the site is in a small hamlet near the intersection of Route 31 and Caughdenoy Road; the site is bordered by vacant land, railroad tracks, and roadside houses; the recently announced Micron semiconductor development is to occur near the site, to the east of Caughdenoy Road; and
- WHEREAS, the site consists of two parcels owned by the same entity (B&C Storage) at the end of Weller Canning Road, a town-owned road; the site contains four metal frame buildings, generally 5,000-10,000 sf each, in varying configurations; the majority of the remainder of the parcels is paved and gravel surfaces used for parking, circulation and outdoor storage; and
- WHEREAS, the Demo Plan dated 10/7/2022 shows various areas of asphalt, concrete and gravel, and small portions of existing buildings to be removed; the Layout, Landscape and ESC Plan (10/7/2022) shows five new buildings to be added in open areas on site, varying in size from 1,700 to 7,500 sf each; and
- WHEREAS, per the local application materials, construction on the five buildings is to start in Spring/Summer 2023 with one building, the second in 2024, with completion of the remaining three buildings occurring in 2025/2026; and
- WHEREAS, Weller Canning Road is a local road and is shown on tax mapping as a public right-of-way; the road runs from Route 31 north to the northern parcel boundary of the subject parcels; aerial photography shows a paved road between Route 31 and the southern parcel boundary, with gated access at that point to access the buildings on the subject parcels; and
- WHEREAS, the Layout Plan shows Weller Canning Road as public right-of-way for the area south of the site, but part of tax parcel 046.-01-17.0 within the project boundary; a "road boundary" is labeled on this tax parcel, and the gated access, construction entrance, access to all buildings, and a portion of proposed Building #3 occur within this road boundary area; tax mapping confirms that the entirety of Weller Canning Road right-of-way extends

through the subject tax parcel; and

WHEREAS, per the Referral Form, the site is provided water service by the Onondaga County Water Authority with no proposed changes, and the EAF notes the proposed action will not connect to an existing public/private water supply and the proposed method for providing potable water as "N/A";
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the Referral form indicates the existing buildings are served by septic system, and no changes are indicated, and the EAF notes that the proposed action will not connect to existing wastewater facilities; no information occurs on submitted plans as to the location of any septic system or leach field; it is also unclear whether restroom facilities are to be included in proposed new buildings; and

WHEREAS, the Demo, Layout and Detail plans show limited underground stormwater drainage piping and catch basins on site, which appear to drain primarily to areas labeled "Wet Area" at the northwest corner of the site; per the Environmental Assessment Form (EAF) 0.86 acres of the site (measured as areas being demolished) will be disturbed by the proposed project;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval;
ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, the EAF Mapper indicates the site may contain the federally and state endangered Indiana Bat or its associated habitat;
ADVISORY NOTE: The applicant is advised to request a project screening by the US Fish and Wildlife Service and/or the New York Natural Heritage Program as part of SEQR for any development proposed on site; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.
2. The applicant must relocate any permanent structures outside of the designated public right-of-way, which should be more clearly represented as not being part of the subject tax parcel on filed plans. The Town should

document what activities and physical improvements are allowed within its right-of-way, including gated access, as part of site plan review.

The Board also offers the following comments:

1. The Board encourages the Town to require formal delineation of any wetland areas which may be present at the rear of the site, and ensure that the proposed project does not negatively impact wetland areas or the free flow of drainage in the area.
2. Given new development pressures in the area, the Board encourages the Town to maintain the existing right-of-way and explore options for extension of Weller Canning Road. Current review should incorporate site planning considerations for the storage business access and circulation, as well as future through traffic flow on an extended roadway.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023

OCPB Case # Z-23-34

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Planning Board at the request of Route 31 Holding Company, LLC / Davis Zone Change Lot 1A for the property located at 5252 State Route 31; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Route 31, a state highway; and

WHEREAS, the applicant is proposing a zone change on a 20-acre parcel from Residential Agricultural (RA-100) to Highway Commercial (HC-1); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board offers the following comments regarding the said referral submitted informally by the municipality:

As agreed by OCPB staff and the Town of Clay, this case was changed to a preliminary informal review. SOCPA staff will provide a memo to the Clay Town Board. Later referral to the OCPB is anticipated.



J. Ryan McMahon, II
County Executive




Ben Walsh
Mayor



Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Town of Clay Board, Members
CC: Onondaga County Planning Board, Members
FROM: Dan Kwasnowski, SOCPA Director 
DATE: February 27, 2023
RE: Informal Review - Route 31/Stearns Road Zone Change

The Onondaga County Planning Board recently received a GML Referral for a proposed zone change for a 20-acre parcel, located at 5252 State Route 31 in the Town of Clay. The applicant, Rt 31 Holding Company, LLC, is proposing to change the zoning of the parcel from Residential Agricultural (RA-100) to Highway Commercial (HC-1).

In discussion with Town of Clay staff, it was decided the case would be considered as an Informal Review at this time, rather than as a formal case before the County Planning Board, to allow for additional discussion among County and Town representatives. This memo is provided as the initial informal review of the case. The Syracuse-Onondaga County Planning Agency, and related departments as necessary, are available to meet with the Town to discuss the details of this proposal, and overall land use and zoning approaches for the Town of Clay.

Site Details

The site is located along the NYS Route 31 corridor, with additional frontage on Stearns Road, in the Town of Clay. The parcel currently contains a veterinary office and animal hospital with boarding and daycare services near the Route 31 frontage, and the remaining 15+ acres are undeveloped, largely wooded lands.

Current nearby land uses include roadside businesses along Route 31, vacant farmed and wooded lands, and residential subdivisions. However, the site is also directly south of the recently announced Micron semiconductor campus. This 2.4 million square foot facility will create the need for off-site development of industrial, manufacturing, commercial and housing.

The site is currently serviced by OCWA drinking water infrastructure, and by an on-site septic system, as the nearest sewers to the site are 0.5-0.75 miles from the parcel.

Proposal Details

The owner of the parcel and veterinary office is proposing to change the zoning of the parcel from Residential Agricultural (RA-100) to Highway Commercial (HC-1). According to local application materials and plans submitted to the Board, no immediate development is proposed for the site at this time.

Per the Town Zoning Code, the intent of the HC-1 zoning district is to “maintain the quality of environment that is usually found in areas of commercial use often located near, but generally not immediately adjacent to, residential neighborhoods.” Permitted uses include retail, personal service uses, office buildings, bank/credit unions, theaters (indoor), shopping centers, public self-storage facilities, medical offices, outdoor retail sales and

service, and day-care. Special permits could allow restaurants, motor vehicle sales, service, and rental, car washes, and hotel/motels.

Site-Specific Considerations

In 2007, approximately 75 acres of land adjacent to the site along Route 31 were rezoned to Highway Commercial. A stipulation in that zone change was the dedication of road right-of-way through the parcels, to serve as a future parallel connector between Caughdenoy Rd and Stearns Rd for local traffic. The County and State Departments of Transportation are eager to see local road connections such as these, to reduce driveways and relieve pressure on the Route 31 corridor. Any zone change for this subject parcel should include the same stipulation, to continue the right-of-way through to meet Stearns Road.

The Onondaga County Industrial Development Agency (OCIDA), also now owns the abovementioned 75 acres of land, in anticipation of an immediate need for supply chain industries to be located in direct proximity to the Micron facility. It is anticipated that these 75 acres, as well as the subject 20-acre parcel would benefit from zoning which would be compatible both with each other, but also with the Micron campus. As such, the County advocates for consideration of alternative zoning options for this parcel and surrounding parcels, that focuses primarily on manufacturing, warehousing or light industrial land uses.

Northern Clay Planning Considerations

The announcement of the Micron project necessitates a reassessment of planning vision and goals for the Town of Clay, particularly for lands in close proximity to Micron. New development of all different types, and new infrastructure to serve it are now being planned by the public and private sectors. To ensure that this work takes place in a logical and beneficial manner, with a level of intensity and character that the Town supports, it is important to set forth a strategy (plan) and policy (zoning) to guide these investments.

The Syracuse-Onondaga County Planning Agency is currently soliciting national urban planning firms to assist the County and municipalities in planning our future in a proactive, modern and efficient manner, so that we may respond to the need for new industrial development, services and housing. SOCPA and partner agencies seek to work with the Town of Clay to prepare for anticipated growth through coordinated master planning, zoning and capital planning of targeted activity centers and supply chain zones in and around the Town of Clay.

Thank you for your consideration of these preliminary comments. We look forward to continuing coordination on these important planning matters at your convenience. I can be reached at (315)435-2611 or dkwasnowski@ongov.net.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023

OCPB Case # Z-23-35

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Upstate University Hospital Neurological Rehabilitation for the property located at 8687 Carling Road; and

WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and

WHEREAS, the applicant is proposing several minor site improvements to establish a medical office building on a 4.3-acre parcel in a Regional Commercial (RC-1) zoning district; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board offers the following comments regarding the said referral submitted informally by the municipality:

The parcel appears to be just outside of the referrable jurisdiction area. The Town of Clay has requested informal review, for which an Administrative Review memo has been prepared and shared with the Town Planning Board.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor




SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Clay Planning Board

FROM: Dan Kwasnowski, AICP 
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/14/2023

RE: Administrative Review – Upstate University Hospital Neurological Rehabilitation- Carling Road Facility

RECOMMENDATION: NO POSITION WITH COMMENT

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-23-35

REFERRING BOARD: Town of Clay Planning Board

DATE RECEIVED: FEBRUARY 6, 2023

TYPE OF ACTION: Site Plan

APPLICANT: University Upstate Hospital Neurological Rehabilitation

LOCATION: 8687 Carling Road

WITHIN 500' OF: N/A – Informal Review

TAX ID(s): 021.-01-06.5

Project Summary:

The applicant is proposing to convert an existing building from a Bryant and Stratton higher education building to a medical office building. The building is on a 4.32-acre lot in a Regional Commercial (RC-1) zoning district and is located near Route 481 and Route 31, both State Highways. The site has frontage on both Laser Drive and Carling Road. The site offers 297 parking spaces (247 required) in conjunction with a dedicated parking lot on an adjacent parcel owned by the same entity. Improvements to the site include the addition of a canopy to the main entrance, lowered walkway curb from ADA parking spaces, an outdoor paver area, and monument sign replacement.

Recommendation: NO POSITION WITH COMMENT

Comment(s):

The New York State Department of Transportation requests a copy of any traffic data or studies required by the Town of Clay.

The Town is advised to require an access agreement be filed with the approved plan showing legal access to off-site parking, despite current common ownership.

The Town may wish to require the installation of crosswalk striping on Laser Drive for patrons utilizing the satellite parking.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023

OCPB Case # Z-23-36

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of DeWitt Town Board at the request of Town of DeWitt for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to establish a new Section 72 of Chapter 192 of the DeWitt Town Code adopting revised standards for drive-throughs in the Town of DeWitt; and
- WHEREAS, per the referral form, the Town of DeWitt is considering allowing drive-throughs in front yards, with certain conditions and upon issuance of a specific use permit; and
- WHEREAS, per the proposed Section 192-72, drive-throughs shall be prohibited in the front yard, except where a property has two or more front yards; in the event a property has two or more front yards, a drive-through may be permitted in one front yard with conditions; and
- WHEREAS, per the law, the Planning Board will determine which yard (or both) is/are the “primary” front yard(s); drive-throughs would be prohibited on designated primary front yards; and
- WHEREAS, the project shall then be referred to the Zoning Board of Appeals for its determination upon a Specific Use Permit for the drive-through in a front yard other than a “primary” front yard; and
- WHEREAS, the law further states drive-throughs shall be located to preserve continuous vehicular and safe pedestrian access from the public right-of-way to the principal building entry and enhance the public facing side of the site and building façade; and
- WHEREAS, when adjacent to residential uses, drive-throughs, including both the facility and queueing lanes, shall be at least 10’ from residential properties and screened by a solid fence or masonry wall at least 6’ high; and
- WHEREAS, any outside speakers and menu boards are to be screened, and noise metered, to minimize intrusions to neighboring parcels or roads; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023

OCPB Case # Z-23-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Cicero Town Board at the request of CVE North America, Inc. for the property located at 9155 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and Mud Mill Road (Route 17), a county highway; and
- WHEREAS, the applicant is requesting a special permit to construct a 5 MW ground-mounted commercial solar facility on 80 acres of a 98-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is a vacant and wooded parcel located at the southwest corner of Mud Mill and Brewerton Roads, just south of the hamlet of Brewerton; the area is characterized by a mix of land uses including woodlands and wetlands, agriculture and low-density housing, and commercial parcels along Route 11; the site is located directly south of Plank Road Park, a town park, north of The Greens at Beaumont golf course, and is approximately 1,200' west of Interstate 81; the recently announced Micron semiconductor site is to be located within close proximity to the site as well, bringing new demands for development and infrastructure to northern Clay and Cicero in coming years; and
- WHEREAS, per the referral materials, the 98-acre parcel would be subdivided into two lots: Lot 1 (80.08 acres) to house the solar facility with access from Mud Mill Road, and Lot 2 (18.20 acres) to be reserved for "commercial purposes" and comprises the parcel's frontage on Brewerton Road; the subdivision action was not referred to the Board and is not being reviewed as part of this referral; and
- WHEREAS, per a letter from the project applicant and referral materials, the applicant is proposing a Tier 3, 5 MW (AC) solar facility, a ground-mounted solar array consisting of 11,100 solar panel modules and the associated electric interconnection infrastructure connecting it to National Grid's power grid; and
- WHEREAS, the Advanced Concept Plan dated 12/14/22 shows the solar arrays in four rows (300' wide each) covering approximately 1/3 of the parcel (23.6 acres of disturbance), generally toward the north and west; two transformer boxes occur near the center of the site; the perimeter of the panel area would be fenced and gated with 7-foot chain link; and; National Grid connections and meter/switch facilities are to be located along the Mud Mill Road frontage, where overhead power lines currently exist; and
- WHEREAS, a 20-foot wide gravel road accesses the solar panels and transformer pads, with driveway access onto Mud Mill Road, a county road; a proposed culvert is noted at the driveway location;

ADVISORY NOTE: The proposed driveway onto Mud Mill Road requires

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

highway access and work permits from the Onondaga County Department of Transportation; any future proposed development will also require permits from the respective New York State or Onondaga County Departments of Transportation; and

WHEREAS, per the Concept Plan and additional materials, multiple areas of marked wetlands occur on site, some located within and disturbed by the solar development; Concept Plan notes indicate that tree clearing will not result in chipped trees entering wetlands or streams, temporary timber mats will be used for vehicle and equipment use, including pile-driving, in wetlands; panels will be installed on pilings that will be driven into the ground without the use of fill material, all wiring will be above-ground to avoid trenching in wetlands, and a compost filter sock will be installed around the perimeter of the site during construction; and

WHEREAS, it is unclear whether identified wetlands have been determined to be state or federal wetlands, or whether boundaries have been formally confirmed by the appropriate agency;
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the US Army Corps of Engineers; and

WHEREAS, while the solar arrays and related development do not require or request infrastructure to the site, 18 acres at the front of the site along Route 11 have been set aside for commercial or other development; the site has nearby access to municipal water service provided by the Onondaga County Water Authority (OCWA); the parcel is located within the Brewerton Wastewater Treatment Plant service area, however local public sewer infrastructure is ½-1 mile from the parcel; and

WHEREAS, potential wetland areas are also indicated on significant portions of the 18-acre portion of the site along Brewerton Road, two residential lots also exist, breaking up the frontage along Brewerton Road; and

WHEREAS, the referral material includes an IPaC list of species, generated by the US Fish and Wildlife Service, detailing critical habitat for species or other resources that are known or expected to be on or near the project area, this list identifies the Indiana Bat, the Northern Long-eared Bat, the Eastern Massasauga, and the Monarch Butterfly as species that could be impacted by work on this site; per the EAF and EAF Mapper, the site may contain the federally and state endangered Indiana Bat or its associated habitat in addition to Short's Sedge which is a NYS Endangered species;
ADVISORY NOTE: Per the NYS DEC, if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site.

All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

2. The project as proposed includes significant construction activity and permanent placement of solar arrays using drilled pilings within several acres of federal and or state wetlands and potential buffer areas. Given the large scale of the proposed project and extent of proposed wetland and related potential habitat disturbance, the applicant must revise project plans to further minimize encroachment into wetland areas, and/or provide high-quality mitigation to preserve these important and sensitive environmental areas to the extent possible.

The Board also offers the following comments:

The Town is encouraged to conduct infrastructure and land use planning for this transitional area, now and as part of its planned comprehensive plan update, to set forth a well-considered strategy to maximize land for uses related to the Micron facility, manage compatible growth with an identified scale of development and appropriate zoning, and to provide efficient and cost-effective infrastructure to serve new development.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023

OCPB Case # Z-23-40

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Carmen Cesta for the property located at 6550 Lakeshore Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Lakeshore Road (Route 123), South Bay Road (Route 208) and Whiting Road (Route 147), all county highways; and
- WHEREAS, the applicant is proposing a zone change on a vacant wooded parcel from Residential Multiple (R-M) to Agricultural (AG) on a 58.79-acre parcel; and
- WHEREAS, the site is located in northern Cicero, in an area characterized with residential subdivision development, shoreline housing along Oneida Lake, and vacant farmland, wetland and wooded areas; the site directly abuts the Marra Estates subdivision and residential parcels along Whiting Road; large National Grid transmission lines occur just south of the site; and
- WHEREAS, the vacant parcel is flat and largely covered with deciduous woodlands and the rear half of the 58-acre parcel contains state and federal wetland areas; along one frontage, remains of a farm silo occur on site; and
- WHEREAS, per the location survey dated 7/24/20, the parcel has approximately 471 feet of frontage along Lakeshore Road, 134 feet of frontage on South Bay Road, both County roads;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Lakeshore or South Bay Roads must meet Department requirements and will be subject to the availability of sight distance; and
- WHEREAS, the applicant proposes to rezone the parcel from Residential-Multiple, which primarily fosters apartment multi-family housing development, to Agriculture, which primarily allows for agriculture and open spaces uses and low-density residential development; and
- WHEREAS, per the Environmental Assessment Form, applicant describes the action as "I would like to turn the property agricultural, build a house and have horses"; no additional plans or narrative were provided to describe any impending development at this time; and
- WHEREAS, the vacant land does not currently have any drinking water or wastewater service; no information was provided as to future provisions for potential infrastructure serving residential or agricultural uses; OCWA drinking water and Town sewer service area available on neighboring residential lands; and
- WHEREAS, the survey shows an area labeled as "Approximate Location of Wetlands" and the EAF Mapper and GIS mapping indicate the presence of federal and state wetlands on large portions of the site;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site. Delineated wetlands and the 100-foot state wetland buffer must be confirmed by the U.S. Army Corps of Engineers and/or NYS Department of environmental Conservation and shown on the plans for the site. The applicant is also advised to obtain any necessary permits from the Corps or DEC for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, per the EAF Mapper, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory; and

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023

OCPB Case # Z-23-41

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Quattro Development, LLC / Take 5 Oil Change for the property located at 7423 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), John Glenn Boulevard (Route 81), and Long Branch Road (Route 35), all county roads; and
- WHEREAS, the applicant is requesting several area variances to allow construction of an automotive service building (Take 5 Oil Change) on a 0.32-acre parcel in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the Board reviewed multiple referrals for a Mavis Discount Tire on an adjacent parcel (Z-17-89, Z-17-26, Z-16-240, Z-16-333 and Z-16-406), during which coordination regarding a road abandonment and driveway access from Old Long Branch Road took place; and
- WHEREAS, the site is in an active commercial area with a mixture of retail, medical offices, and motor vehicle repair shops in the vicinity; adjacent parcels are zoned Regional Commercial (RC-1) and Highway Commercial (HC-1), the site has road frontage on three sides - the terminus of Old Long Branch Road, Long Branch Road, and Oswego Road - and is approximately 225' south of the intersection of Oswego Road and John Glenn Boulevard; and
- WHEREAS, the applicant is proposing a "Take 5 Oil Change" facility and per the Site Plan dated 1/13/23, is planning to construct a 1,610 sf building with three drive-through service bays for vehicles, 6 parking spaces, and a dumpster enclosure; remaining lands appear to be grass; and
- WHEREAS, access to the site would be from Long Branch Road via the Old Long Branch Road spur, and no access is permitted or shown from Oswego Road; the plan shows that Old Long Branch Road dead ends just past the proposed driveway before reaching Oswego Road;
ADVISORY NOTE: The proposed driveway onto Old Long Branch Road requires highway access and work permits from the Onondaga County Department of Transportation; no direct access to Long Branch Road or Oswego Road will be permitted; and
- WHEREAS, the application is seeking relief from multiple setbacks including: Side Yard minimum from 25' to 22', the Designated Highway Setback from 140' to 99.2', and the Perimeter Landscape Strip from 20' to 2' on Oswego Road, from 20' to 10' on Long Branch Road, 20' to 2.6' to the west and 20' to 13.2' to the south; and
- WHEREAS, per the Site Plan and Survey Map dated 12/13/22, a 20' wide permanent

easement is shown at the Old Long Branch Road frontage, labeled “to the Town of Clay for a Water System”; the driveway and portions of the paved area on site would occur within this easement; and

WHEREAS, the referral states there is currently no water or sewer servicing the site; the proposed building will connect Town of Clay public drinking water infrastructure (350 gmd);

ADVISORY NOTE: The applicant is advised to contact the Town or OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the applicant proposes new public sewer service and is located within the Wetzel Road Wastewater Treatment Plant service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (WEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system. The Capacity Assurance Form and approval process can be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per EAF Mapper, the site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial to the community; this site is located within a priority zone; no sidewalks along road frontages are indicated on submitted plans, and limited pedestrian infrastructure currently exists in the area, despite the availability of local bus service and a density of origins and destinations which may support pedestrian activity; and

WHEREAS, no information regarding stormwater, drainage, lighting or signage was included with the variance referral; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board does not object to the variance being proposed, but offers the following requirements as part of the overall project review:

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-

3205 to discuss requirements for submission of traffic data, drainage data, and a lighting plan for the proposed project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The Board encourages the Town to consider requiring the installation of sidewalks along the Oswego Road frontage as development occurs, to foster safe pedestrian travel along the multi-use corridor.

3. The Board encourages additional landscape or solid screening of auto-related uses and parking from the public right-of-way, to improve the aesthetics of the corridor.

The motion was made by Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023

OCPB Case # Z-23-42

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Planning Board at the request of Huhib Hussain / Ash Grove for the property located at 1515 Willis Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Willis Avenue (Route 85) and State Fair Boulevard (Route 80), both county highways, Route 690, a state highway, and the municipal boundaries between the Town of Geddes, the Village of Solvay and the City of Syracuse; and
- WHEREAS, the applicant is proposing construction of a 22' X 30' accessory storage building on a 37.12-acre parcel in an Industrial A zoning district; and
- WHEREAS, .The site located along the CSX rail corridor on CSX-owned land, in a highly industrial area; neighboring and nearby uses include West Rock Paperboard, Nixon Gear, Crucible Industries, as well as the NYS Fairgrounds; and
- WHEREAS, the project occurs on an irregular-shaped parcel containing the CSX railroad lines and related infrastructure, including for the applicant, Ash Grove Cement; the proposed cold-storage building is to house heavy equipment to be used on site; and
- WHEREAS, the proposed building will measure 22'x30' and constructed on a concrete pad; and
- WHEREAS, the structure will be located on the eastern end of the lot, just west of Willis Avenue, proximate to other structures on site; a 12' wide gravel drive will connect to an existing gravel drive on site, which ultimate connects to Willis Avenue; and
- WHEREAS, per the referral, the site has both municipal drinking water and sewer with no proposed changes; and
- WHEREAS, the site may contain the Indiana Bat or the Bald Eagle which have been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper);
- ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023

OCPB Case # Z-23-43

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Tully Town Board at the request of Town of Tully for the property located ; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

WHEREAS, the applicant is proposing Local Number 2 of 2023 to amend the Town of Tully Code by creating a Tier 3 Solar Energy Systems Overlay Zoning Districts law; and

WHEREAS, per the proposed law, a project must be established by the Town Board as being in the Solar Energy System Overlay District (Overlay) prior to consideration of a Special Permit for a solar project; and

WHEREAS, the overlay zone district law shall apply to a property in conjunction with and in addition to the uses and dimensional controls of the underlying district, and the Overlay shall supersede the requirements of the underlying district if they are in conflict; and

WHEREAS, submission requirements include a concept site plan, generally including proposed improvements to the property, including topographical features, system footprints, travel ways, access locations, drainage facilities, lighting, landscaping, buffering, fences and signs; and

WHEREAS, the law also requires a map of nearby land uses, narrative regarding impacts to scenic quality, proof of ownership, a long EAF, present and future land use, a report of the Town Planning Board and current zoning; and

WHEREAS, the law sets forth locational guidelines in considering application of the Overlay, including preservation of prime farm land, saturation of systems (minimum 1 mile separation preferred), scenic quality of the landscape, feasible use of alternative sites, and proximity to lakes and waterbodies; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2023

OCPB Case # Z-23-52

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Immuno Tek Bio Center for the property located at 445-447 South Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Main Street (Route 11), a state highway, and South Bay Road (Route 208), a county highway; and
- WHEREAS, the applicant is proposing to convert a portion of a former bowling alley (Bowling Green) into a blood plasma donor facility on a 1.17-acre parcel in a Commercial (C-2) zoning district; and
- WHEREAS, at the February 1, 2023 OCPB meeting, the Board recommended No Position With Comment on a Site Plan referral (Z-23-16) for the project; since that meeting, it was determined that the a detail in the case summary was incorrect, for which the Village has requested a revised resolution; more recent project modifications are also included in the current referral; and
- WHEREAS, the recently subdivided 1.176-acre parcel contains a 12,630 square foot building which housed a bowling alley and a pizza shop, a large parking area, and multiple driveways on both road frontages; and
- WHEREAS, per the prior local application materials, an engineer's letter, and the EAF, ImmunoTex Bio Centers, a blood plasma donation facility, would occupy a significant portion of the existing building; hours of operation would be daily 7a-7p; a total of 30 full- and part-time employees, and a maximum of 32 donors per hour are expected; and
- WHEREAS, work is noted to include interior demolition, minor façade changes, minor site work, exterior paint, and roof replacement; interior work includes new exam rooms, reception, staff and donor areas, and restrooms; the letter notes "As the building is slightly larger than what ImmunoTek requires, a portion of the former restaurant area of the building will remain vacant, and will be improved as a component of the ImmunoTek façade"; and
- WHEREAS, per the revised Site Plan dated 2/12/23, four existing driveways, two on each frontage, are shown to remain without modifications or repaving; an existing loading dock at the rear of the building will remain, with 3-4 trips/month anticipated to handle medical waste to be transported off site by a special handler;
- ADVISORY NOTE: Any work within the New York State or County rights-of-way requires highway access and work permits from the respective Departments of Transportation; and
- WHEREAS, the site plan shows sidewalks to occur along the building frontage, with a

crosswalk across the parking lot and sidewalk connecting to existing sidewalks along South Main Street, and no existing or proposed sidewalks are shown connecting to, or along South Bay Road; and

WHEREAS, a prior Engineer's letter noted 35 current parking spaces in the paved lot; the revised site plan shows 51 spaces on the subject parcel and 27 spaces (and one of the four driveways) on an adjacent parcel which houses Plank Road Ice Cream; the site plan notes "Z-Access Easement to be provided between parcels A & B"; per a February 14, 2023 letter from the applicant's engineer to the Village Planning Commission, "an access agreement has been agreed to and will be provided immediately upon closing, which will take place upon Site Plan approval."; and

WHEREAS, grass areas will be added in front of the parking area along Main Street, at the northwest and southwest corners of the building and along South Bay Road; signage at the roofline will be removed and replaced with signage attached to the front building façade; the existing pylon sign on Main Street will be replaced with new paneling; and

WHEREAS, per the engineers letter, the parking lot drains into the existing storm system and will not be altered; approximately 890 sf of pavement will be converted to lawn and plantings; and

WHEREAS, the site will continue to be served by public water and sewer, and the site is located in the Oak Orchard Wastewater Treatment Plant service area; the applicant notes existing infrastructure and utilities are capable of handling proposed loads, water and sanitary load will be far below prior usage, and no medical waste will go into the public sewer system; and
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

Given the site's location in a walkable village environment, the applicant is encouraged to consider addition of transit accommodations (signage, bench, landing pad, shelter, etc) at the front of the site, in coordination with the Village and CENTRO. The Board also encourages additional landscaping and screening of larger parking areas.

The motion was made by Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Office of Zoning Administration
FROM: Dan Kwasnowski, AICP *DK*
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 2/14/2023
RE: Administrative Review – Best Western Sign Waiver
RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-23-37
REFERRING BOARD: City of Syracuse Office of Zoning Administrator
DATE RECEIVED: FEBRUARY 8, 2023
TYPE OF ACTION: Sign Waiver
APPLICANT: Syracuse Hospitality Developers LLC
LOCATION: 416 South Clinton Street, Syracuse
WITHIN 500' OF: Museum of Science & Technology (county-owned)
TAX ID(s): 101.-14-04.0

Project Summary:

The applicant is proposing to change three signs on an existing hotel in Armory Square to rebrand the hotel as a Best Western hotel. The site is a 0.24-acre lot in a CBD-GSA zoning district and has primary frontage along South Clinton Street and West Jefferson Street, both local streets. A small parking lot and associated entrance are located on South Clinton Street, a local street. The proposed unlit projecting and wall signs are for the canopies over the main and side entrances on West Jefferson Street and for the parking lot on South Clinton Street.

The site is within the Armory Square Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Cicero Zoning Board of Appeals
FROM: Dan Kwasnowski, AICP *DK*
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 2/15/2023
RE: Administrative Review – National Grid Area Variance
RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-23-38
REFERRING BOARD: Town of Cicero Zoning Board of Appeals
DATE RECEIVED: FEBRUARY 10, 2023
TYPE OF ACTION: Area Variance
APPLICANT: Leigha Allen, National Grid
LOCATION: NYS Route 298
WITHIN 500' OF: NYS Route 298
TAX ID(s): 064.-02-27.0

Project Summary:

National Grid is proposing to update equipment within and replace an existing fence around a natural gas regulator station located on the west side of NYS Route 298, near Taft Road in the Town of Cicero. The equipment is on a 0.67-acre lot in an Agricultural (AG) zoning district. The applicant is seeking an Area Variance to replace an existing fence with a 9-foot tall chain-link fence, topped with barbed wire, in a zoning district where only 6-foot-high fences are allowed and barbed wire is a prohibited material. The applicant states the proposed fence is necessary for the security of our natural gas infrastructure. In addition to the fence, National Grid is updating the existing natural gas regulator station and the associated pipeline valve. Per the GIS, there are no wetlands on the property, but the NYS DEC 500' wetland check zone runs through the eastern corner of the lot.

Advisory Note(s):

The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

Recommendation: No Position



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Cicero Zoning Board of Appeals

FROM: Dan Kwasnowski, AICP *DK*
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/14/2023

RE: Administrative Review – Hakeem Abdul – Brewerton Rd Signage Variance

RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and –n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-23-44

REFERRING BOARD: Town of Cicero ZBA

DATE RECEIVED: 2/10/2023

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Hakeem Abdul

LOCATION: 8081 Brewerton Rd

WITHIN 500' OF: US Route 11 (Brewerton Rd)

TAX ID(s): 046.-03-54.0

RELATED CASES: [Click here to enter text.](#)

Project Summary:

The applicant is seeking an area variance to exceed allowable signage area (145.1 sf proposed) on a multi-tenant commercial building, which must not exceed one square foot for each lineal front foot of the building located on a lot (84.1 sf allowed).

The business currently has one freestanding, internally lit pole sign and four awning signs at the front of the parcel for the Sake Bomb restaurant, totaling 116.6 sf per submitted calculations. Backlit, building-mounted signage for a second business, Smoke of Mind Tobacco and Convenience Store, is shown over a side building entrance (approximately 28 sf)

Recommendation: NO POSITION